

**Proposed Change of Use Upper Floors 194, Kilburn High Road.  
From Class B1 To 3 No. 1 Bed Self Contained Flats.**

**Design and Access Statement**

**Proposed Change of Use Upper Floors 194, Kilburn High Road.  
From Class B1 To 3 No. 1 Bed Self Contained Flats.**

**Design and Access Statement.**

**Direct Planning Limited**

**Site Assessment and Appraisal.**

This site assessment will define the area surrounding the site location and appraise the factors that will influence and inform the design process and the solutions selected to create the design solution proposed, under the following headings:

**Definition of Area.**

The area that it is considered will influence and inform the development design process may be defined as the area fronting Kilburn High Road located on the North East side bounded by the junction for Kilburn High Rd. with Quex Road to the south and Eresby Rd. to the North...

The Areas beyond that defined above are considered only in the context of defining the nature of the general site topography and adjoining visual environment.

**Planning History**

The application site has been the subject of an application for upper floor Change of the existing B 1. to Residential Use including a residential extension to the rear. The Application was refused under Notice of Refusal App ref. 2008/0802/P dated 06/08/08. Reasons for Refusal. 1. Retention of Business Use Policy E.2. & Amenity for occupiers Policy SD6

**Planning Policies Applying**

UDP. Retained Policies S1/S2, SD6, H1, H7, H8, B1, B3, T9 & T2, Supplementary Guidance residential development standards and central government Planning Policy Statement 3 apply, as amplified, amended and /or superseded by emerging Greater London and Central Government policies A1

The proposed development will adhere to Government recommended density levels and will be compatible in scale, density, and height and site coverage with other existing change of use developments in the defining area. The Design Statement below and the Application Drawings will demonstrate the manner in which the objectives of the policies may be achieved with regard to the specific requirements of the design brief and the constraints of the application site and local policies.

**Existing Social / Planning uses - Environment**

The uses within the defined area are exclusively Retail at ground floor level with B1. and Residential use on the upper levels. The rear areas, fronting Kingsgate Place / Kings Court, are mainly in use as rear yards / storage areas supplementary to the existing retail use. The rear areas to the three adjacent properties Nos.196 – 200 Kilburn High Road and Nos. 178 -180 Kilburn High Rd. have already been developed or have permission to develop as Residential accommodation.

The area to the North East side of Kings Court / Kingsgate Place is developed with 3 & 4 storey flats set around a landscaped public open amenity area fronting the road providing an open aspect, to the north east, form the rear of the existing developments fronting Kilburn High Road.

#### **Topography & Access.**

The application site lies on the North East side of Kilburn High Road and is one of the terraced units in the parade of shops Nos. 178 – 200 Kilburn High Road with rear access form Kingsgate Place / Kings Court with three upper storeys of residential / B1. Use. The rear of the terrace fronts Kingsgate Place / Kings Court which rises approximately 1.2 metres to the north from Kingsgate Place to Kings Court. The 4 storey Flat residential development to the North West of the road is situated on ground falling away approximately 2 metres to the North West Kings Court

#### **Adjacent Structures – Location, Scale and Appearance**

The existing structures comprising the built environment within the 'Defined Area' comprise a number of terraced units in the parade of shops Nos. 178 – 200 Kilburn High Road, with three upper storeys of residential / B1. Use. The terrace fronts Kilburn High Road and presents a series of uniform three storey London Stock brick faced terrace elevations above ground floor retail frontages with original two storey rear extensions set behind approximately 2.5 metre high brick boundary walling. A significant feature of the rear elevations is the regular projection of a raked buttressed chimney stack to each individual terraced unit. The terraced units rear yard areas adjacent to the application site, Nos. 196 – 200, have rear residential developments or permission for residential development accessed from Kings Court

#### **Project Design**

##### **Design Brief**

To modify the existing Victorian domestic room layout, currently in, now redundant Class B1 office use, for use as residential accommodation comprising self contained one and two person accommodation. The proposed modifications to be designed to avoid any change to the external appearance of the existing structure and any overlooking or infringement of the amenity of adjacent properties, thereby maximizing the residential use of this opportunity site located in an existing Urban Area, in conformity with Government Policy Statements to maximize the use of Urban Land and provide sustainable development. The development also to comply with Government recommendations that development shall be compatible in scale, height and site coverage with other existing developments as already provided or permitted at adjacent locations.

##### **Site Layout & Appearance**

The location, height and external finishes of the various elements comprising the appearance of the design have been selected to provide a design consistent with the requirement to provide sustainable construction and to replicate the external finishes provided to the adjacent permitted rear extensions. The selection of raised seam zinc roofing to the upper studio apartment ensures that the extension at this level will not form an over dominant feature in the street scene.

## **Landscaping and paving**

In common with the adjacent permitted developments there is no opportunity to provide landscaping or external paving on the application site

## **Access**

### **Accessibility**

The High Street location is served by a number of bus routes providing frequent services and pedestrian access to a main line rail station. The proposed development has adequate level pedestrian footpath access via Kilburn High Rd. to the UDP. defined adjacent Town Centre shopping and social / recreational facilities and employment opportunities. The location has easy level pedestrian access to all public transport facilities

### **Vehicular Access.**

The development proposed as 'car free' is provided with covered cycle storage facilities and the public footpath may easily be accessed by vehicle passengers via Kilburn High Rd.

### **Crime Prevention**

The application site is located in an established Commercial / Residential area served with street lighting appropriate to the area. It is considered that the proposed redevelopment in this location will not provide an environment that encourages criminal activity but tend towards the prevention of crime in the immediate vicinity.

## **Summary**

Central Government Planning Policy Statement 3 requires the association and maximum use of available sustainable Urban Land and utilization of existing developments to accommodate housing need on previously developed land and where possible the retention by modification of existing buildings to satisfy housing need and to the benefit of the retention of the existing urban environment. It is noted in L.B. of Camden UDP Retained policies that housing is noted as a priority use, emphasizing the need to secure net additions to the housing stock. The proposal is supported by both these policies.

The application represents an opportunity to increase the supply of residential accommodation by the modification of redundant office to residential accommodation to contemporary housing environmentally friendly standards on an opportunity site, located within the confines of an established local urban environment thereby reutilizing existing building stock to meet an established locally defined need to the benefit of the retention / enhancement of the existing local environment street scene in conformity with the requirements of emerging Greater London and retained Camden UDP Policies